

Appendix C

SIGN AGREEMENT

THIS SIGN AGREEMENT ("Agreement") made this 5th day of June, 2001, by and between BEST BUY CONCEPTS, INC., a Nevada corporation (the "Occupant"), and **THE CORPORATION OF THE TOWN OF OAKVILLE** (the "Town").

Recitals:

WHEREAS Occupant is an occupant of the property municipally known as 2500 and 2530 Winston Park Drive in the Town of Oakville and more particularly described in Schedule "A" to this Agreement (the "Property") pursuant to that certain Lease dated November 10, 2000 between the Occupant, as lessee and The Winston Business Park Corporation, as lessor;

AND WHEREAS Town of Oakville by-law 1994-142 as amended (the "Sign By-Law") permits one ground sign per building, per street frontage, with a maximum height of 22.14 feet and a maximum area of 80.7 square feet;

AND WHEREAS the Property has two (2) buildings and frontage on two (2) streets;

AND WHEREAS the Occupant wishes to erect a sign with an overall average mean height of 24 feet and an overall area of 210 square feet (the "Larger Sign");

AND WHEREAS on March 5, 2001, the Council of the Corporation of the Town of Oakville, granted a variance to Sign-By-Law to permit the Larger Sign conditional upon no further ground signs being located on the Property, the Larger Sign being located in the approximate location shown on the site plan submitted to the Town, and the execution of an agreement implemented the above conditions.

NOW THEREFORE in consideration of the Town granting the requested variance to the provisions of the Sign By-Law to permit the Larger Sign, and as a condition of the granting of the permit for the Larger Sign:

1. The Occupant agrees that the Larger Sign will be located on the Property at the approximate location marked as "Ground Sign" on the site plan attached as Schedule "B" to this Agreement.
2. The Occupant agrees not to erect any other ground signs on the Property without the express consent of the Council of the Town of Oakville.
3. The Occupant acknowledges that a breach of the provisions of this Agreement is a breach of the conditions of approval of the requested variance to the Sign By-Law, and agrees to remove the Larger Sign at its own expense if the breach is not corrected within 30 days of receiving written notice of the breach from the Town.
4. Notice under this Agreement shall be delivered personally or by certified mail, return receipt requested, which shall be deemed to be effective seven (7) calendar days after the date of mailing or by facsimile which shall be deemed to be delivered on the next business day:

To the Town:


The Corporation of the Town of Oakville
1225 Trafalgar Road,
Oakville, Ontario
L6J 5A6
Attention: Clerk
Facsimile: (905) 815-2025

To the Occupant: Best Buy Concepts, Inc.
c/o Best Buy Co., Inc.
7500 Flying Cloud Drive
Wilson Building, 9th floor
Eden Prairie, MN 55344
Attention: Legal/Real Estate
Telephone: (952) 995-7292
Facsimile: (952) 995-7899

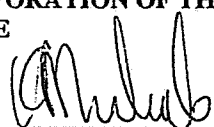
5. This Agreement shall be binding upon the successors and assigns of the parties.
6. This Agreement may be executed in counterparts, each of which constitute an original and all of which taken together shall constitute one and the same instrument.
7. This Agreement may be signed by facsimile signature and such facsimile signature shall for all purposes be deemed to be an original signature.
8. This Agreement shall be deemed to be executed in and subject to the laws of the Province of Ontario.


IN WITNESS WHEREOF the Parties have affixed their respective corporate seals attested by the hands of their respective officers duly authorized in that behalf:

BEST BUY CONCEPTS INC.

By: 
Name: Darren R. Jackson
Position: Senior Vice President
I have authority to bind the corporation

**THE CORPORATION OF THE TOWN OF
OAKVILLE**

By: 
Name: _____
Mayor: ANN MULVALE

By: 
Name: _____
Clerk PHILLIP BOUILLON

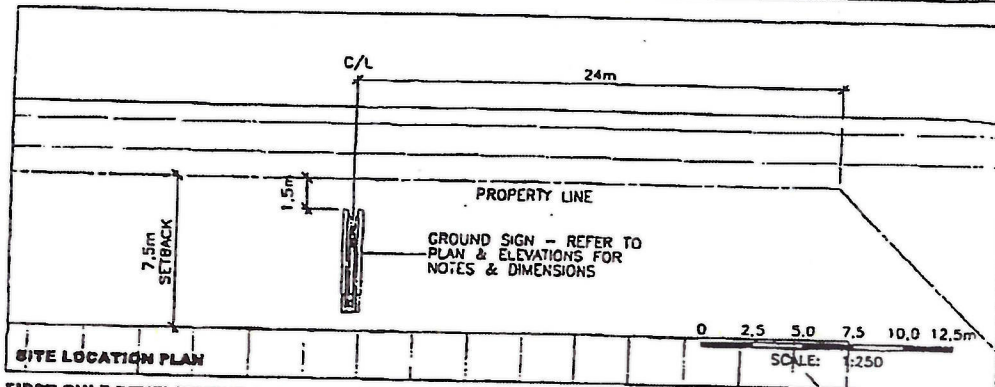
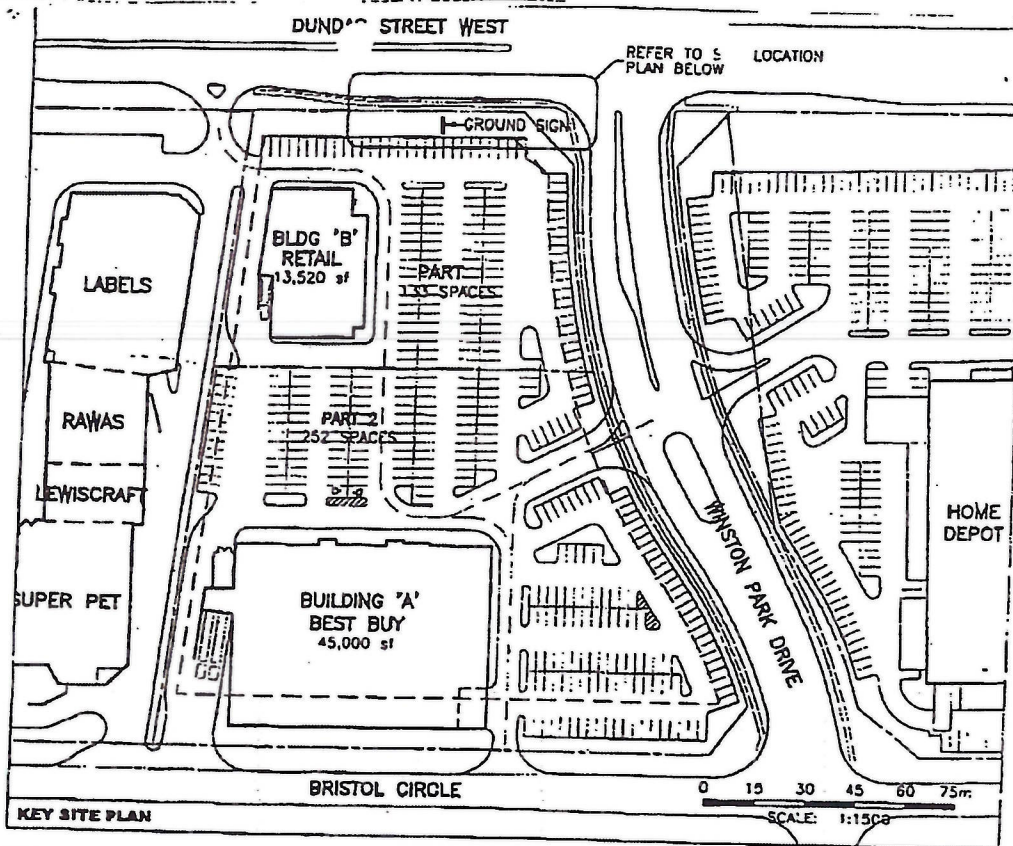
SCHEDULE "A"

Legal Description of Property

**Block 2, Plan 20M-781 in the Town of Oakville
in the Regional Municipality of Halton
Province of Ontario
CANADA**

SCHEDULE "B"

Site Plan



FIRST GULF DEVELOPMENT CORP.

Joseph Begdan Architects
Associates Inc. Urban Design Consultants

ENTRANCE SIGN PYLON
WINSTON PARK RETAIL CENTRE
OAKVILLE, ONTARIO

SITE PLAN

16 NOVEMBER 2000
00034-ES-101